



August 1, 2014

Commissioner Joseph Palacios
Hidalgo County Precinct 4
1051 N. Doolittle Rd
Edinburg, TX 78542

**RE: FM 1925 - Work Authorization No. 1 - Limits: Kenyon Road to FM 907
PO#663995 - L&G Project#110601**

Dear Commissioner Palacios:

Attached for your approval is our invoice for services rendered for the month of July 2014.

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule
- Supplemental No. 3 to Work Authorization No. 1 Exhibit “D-1”
- L&G’s Closing Service Fee Worksheet
- L&G’s Parcel Negotiations Fee Worksheet

TxDOT has released the FM 1925 project for ROW Acquisition. L&G has already executed contracts with the appraiser and review appraiser and they have begun their work.

This work authorization consists of engineering services required for the preparation of roadway schematic, hydrological map, and schematic surveys, coordinate environmental assessment with TxDOT limited public involvement for environmental assessment, compensable utilities management oversight, and right-of-way acquisition services for the FM 1925 project (Phase I) from Kenyon Road to FM 907. The following is a narrative of the progress report for this work authorization.

Exhibit D-1 on Supplemental #3, which was approved on July 29, 2014, has been applied to reduce the total number of parcels from 20 to 9. The original Work Authorization was reduced from 15 parcels to 8 and Supplemental #1 to the WA was reduced from 5 parcels to 1.

Work Authorization #1

		% Complete
FC 11006 – DESIGN SCHEMATIC		
NO UPDATE: This task is complete.	L&G	100%
FC 11007 – PRELIMINARY ROW INFO		
NO UPDATE: This task is complete.	L&G	100%
FC 12001 – ENVIRONMENTAL REPORTS		
NO UPDATE: This task is complete.	L&G	100%
FC 12002 – PUBLIC INVOLVEMENT		
NO UPDATE: This task is complete.	L&G	100%
FC 13002 – RIGHT OF WAY MAPPING		
This task is combined with FC 60400-Parcel Negotiation to agree with “Exhibit D-1” on Supplemental #3.	L&G	100%

FC 13020 – ROW MAP/SUB		% Complete
NO UPDATE: This task is complete.	RODS	100%
FC 16101 – HYDROLOGICAL MAP		
NO UPDATE: This task is complete.	L&G	100%

FC 60000 – ROW ACQUISITION ADMINISTRATION		% Complete
UPDATED: L&G has secured the appraiser and review appraiser and has coordinated with the Title Company to secure Title Commitments. L&G has prepared the informational letters as well as the pre-appraisal contact letters to the property owners. The letters have been mailed and meetings with the property owners are being organized.	L&G	96.1%
FC 60100 – TITLE SERVICES		
Supplemental #3 reduced the parcels from 15 to 8. -	L&G	46.7%
FC 60200 – APPRAISAL SERVICES		
Supplemental #3 reduced the parcels from 15 to 8.	L&G	77.1%
FC 60220 – APPRAISAL SERVICES/SUB		
NO UPDATE: This task has not begun.	PAS	0%
FC 60300 – APPRAISAL REVIEW		
Supplemental #3 reduced the parcels from 15 to 8.	L&G	66.7%
FC 60330 – APPRAISAL REVIEW/SUB		
NO UPDATE: This task has not begun.	HLH	0%
FC 60400 – PARCEL NEGOTIATION		
Supplemental #3 reduced the parcels from 15 to 8.	L&G	46.7%
FC 60500 – CLOSING SERVICES		
Supplemental #3 reduced the parcels from 15 to 8.	L&G	46.7%
FC 60600 – APPRAISAL UPDATE		
Supplemental #3 reduced the parcels from 15 to 8.	L&G	46.7%
FC 60700 – COMPENSABLE UTILITIES		
NO UPDATE: This task is complete.	L&G	100%

Supplemental #1 to Work Authorization #1

FC 11006 – DESIGN SCHEMATIC		% Complete
NO UPDATE: This task is complete.	L&G	100%
FC 11007 – PRELIMINARY ROW INFO		
NO UPDATE: This task is complete.	L&G	100%
FC 12001 – ENVIRONMENTAL REPORTS		
NO UPDATE: This task is complete.	L&G	100%
FC 12007 – ARCHEOLOGICAL & HISTORICAL RESEARCH MANAGEMENT		
NO UPDATE: This task is complete.	L&G	100%

FC 12070 – ARCHEOLOGICAL & HISTORICAL RESEARCH/SUB		% Complete
NO UPDATE: This task is complete.	Ama Terra	100%
FC 13002 – RIGHT OF WAY MAPPING		
NO UPDATE: This task is complete.	L&G	100%
FC 16101 – HYDROLOGICAL MAP		
NO UPDATE: This task is complete.	L&G	100%

FC 60000 – ROW ACQUISITION ADMINISTRATION		
Updated: L&G has secured the appraiser and review appraiser and has coordinated with the Title Company to secure Title Commitments. L&G has prepared the informational letters as well as the pre-appraisal contact letters to the property owners. The letters have been mailed and meetings with the property owners are being organized.	L&G	95%
FC 60100 – TITLE SERVICES		
Supplemental #3 reduced the parcels from 5 to 1.	L&G	80%
FC 60200 – APPRAISAL SERVICES		
Supplemental #3 reduced the parcels from 5 to 1.	L&G	93.9%
FC 60220 – APPRAISAL SERVICES/SUB		
This task has not begun.	Leonel	0%
FC 60300 – APPRAISAL REVIEW		
Supplemental #3 reduced the parcels from 5 to 1.	L&G	90.1%
FC 60330 – APPRAISAL REVIEW/SUB		
This task has not begun.	HLH	0%
FC 60400 – PARCEL NEGOTIATION		
Supplemental #3 reduced the parcels from 5 to 1.	L&G	80%
FC 60500 – CLOSING SERVICES		
Supplemental #3 reduced the parcels from 5 to 1.	L&G	80%
FC 60600 – APPRAISAL UPDATE		
Supplemental #3 reduced the parcels from 5 to 1.	L&G	80%
FC 60700 – COMPENSABLE UTILITIES		
No Update: This task is complete.	L&G	100%

Supplemental #2 to Work Authorization #1

FC 11006 – DESIGN SCHEMATIC		% Complete
No Update: This task is complete.	L&G	100%
FC 13002 – RIGHT OF WAY MAPPING		
No Update: This task is complete.	L&G	100%
FC 15001 – ROADWAY DESIGN SURVEY		
No Update: This task is complete.	L&G	100%
FC 13020 – ROW MAP/SUB		
Updated: This task is complete.	RODS	100%

Supplemental #3 to Work Authorization #1

FC 60100 – TITLE SERVICES		% Complete
Supplemental #3 reduced the total parcels from 20 to 9.	L&G	100% ✓
FC 60200 – APPRAISAL SERVICES		
Supplemental #3 reduced the total parcels from 20 to 9.	L&G	100% ✓
FC 60300 – APPRAISAL REVIEW		
Supplemental #3 reduced the total parcels from 20 to 9.	L&G	100% ✓
FC 60400 – PARCEL NEGOTIATION		
Supplemental #3 reduced the total parcels from 20 to 9.	L&G	100% ✓
FC 60500 – CLOSING SERVICES		
Supplemental #3 reduced the total parcels from 20 to 9.	L&G	100% ✓
FC 60600 – APPRAISAL UPDATE		
Supplemental #3 reduced the total parcels from 20 to 9.	L&G	100% ✓

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Robert Macheska, P.E.
Project Manager

RECEIVED
AUG 01 2014
BY: *J. Lucio*

L & G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956) 565-9813 Fax (956) 565-9018

INVOICE #: 11324907
INVOICE DATE: 07/31/14

BILL TO: 84

Hidalgo County Pct #4
c/o Commission Joseph Palacios
1051 N. Doolittle Rd.
Edinburg, TX 78541

JOB: 110601

FM 1925 Project
Limits:Kenyon Rd to FM 907
PO#663995

<u>DESCRIPTION</u>	<u>CONTRACT</u>	<u>PREVIOUS APPLICATIONS</u>	<u>CURRENT COMPLETED</u>	<u>TOTAL COMPLETED</u>	<u>% COMPL</u>	<u>BALANCE TO FINISH</u>
Engineering services for the month of July 2014.						
11006-Design Schem	57,600.00	57,600.00		57,600.00	100.0	
11007-Prelim ROW Req	20,000.00	20,000.00		20,000.00	100.0	
12001-EA Reports	35,000.00	35,000.00		35,000.00	100.0	
12002-Pub Involment	20,000.00	20,000.00		20,000.00	100.0	
13020-ROW Map/Sub	52,500.00	52,500.00		52,500.00	100.0	
16101-Hydro Map	30,000.00	30,000.00		30,000.00	100.0	
60700-Comp Utilities	22,500.00	22,500.00		22,500.00	100.0	
60000-Row Acq. Admin	73,500.00	70,650.00		70,650.00	96.1	2,850.00
60100-Title Services	9,000.00	4,200.00		4,200.00	46.7	4,800.00
60200-Appraisal Srv	24,500.00	18,900.00		18,900.00	77.1	5,600.00
60220-Appraisal/Sub	16,000.00				0.0	16,000.00
60300-Appraisal Rvw	8,400.00	5,600.00		5,600.00	66.7	2,800.00
60330-Appr. Rev/Sub	3,600.00				0.0	3,600.00
60400-Parcel Negtion	52,500.00	24,500.00		24,500.00	46.7	28,000.00
60500-Clsng Srvs Fee	3,000.00	1,400.00		1,400.00	46.7	1,600.00
60600-Aprsal Update	1,500.00	700.00		700.00	46.7	800.00
TOTALS:	429,600.00	363,550.00	0.00	363,550.00	84.6	66,050.00
Supplemental #1 to Work Authorization #1						
11006-Design Schem	5,040.00	5,040.00		5,040.00	100.0	
11007-Prelim ROW Req	12,000.00	12,000.00		12,000.00	100.0	
12001-EA Reports	50,000.00	50,000.00		50,000.00	100.0	
12007-Arch & Hist	11,184.42	11,184.42		11,184.42	100.0	
12070-Arc & Hist/Sub	8,815.58	8,815.58		8,815.58	100.0	
13002-ROW Map	25,000.00	25,000.00		25,000.00	100.0	
16101-Hydro Map	5,000.00	5,000.00		5,000.00	100.0	
60000-ROW Admin	24,500.00	22,050.00	1,225.00	23,275.00	95.0	1,225.00
60100-Title Services	3,000.00	2,400.00		2,400.00	80.0	600.00
60200-Appraisal Srv	11,500.00	10,800.00		10,800.00	93.9	700.00
60220-Appraisal/Sub	2,000.00				0.0	2,000.00
60300-Appraisal Rev	3,550.00	3,200.00		3,200.00	90.1	350.00
60330-Appr. Rev/Sub	450.00				0.0	450.00
60400-Parcel Negtion	17,500.00	14,000.00		14,000.00	80.0	3,500.00
60500-Clsng Srvs Fee	1,000.00	800.00		800.00	80.0	200.00
60600-Apprsal Update	500.00	400.00		400.00	80.0	100.00
60700-Comp. Utilites	40,000.00	40,000.00		40,000.00	100.0	

L & G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956) 565-9813 Fax (956) 565-9018

INVOICE #: 11324907
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PAGE: 2

BILL TO: 84

Hidalgo County Pct #4
c/o Commission Joseph Palacios
1051 N. Doolittle Rd.
Edinburg, TX 78541

JOB: 110601

FM 1925 Project
Limits:Kenyon Rd to FM 907
PO#663995

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental #2 to Work Authorization #1						
13002-ROW Mapping	3,058.32	3,058.32		3,058.32	100.0	
11006-Dsgn Schm	2,095.07	2,095.07		2,095.07	100.0	
11006-Design Schem	2,163.46	2,163.46		2,163.46	100.0	
15001-Rdwy Dsgn Srvy	2,971.66	2,971.66		2,971.66	100.0	
15001-Rdwy Dsgn Srvy	1,361.49	1,361.49		1,361.49	100.0	
13020-ROW Map/Sub	8,370.00	7,951.50	418.50	8,370.00	100.0	
Supplemental #3 to Work Authorization #1						
60100-Title Serv	-6,600.00	-6,600.00		-6,600.00	100.0	
60200-Appraisal Serv	-29,700.00	-29,700.00		-29,700.00	100.0	
60300-Appraisal Rev	-8,800.00	-8,800.00		-8,800.00	100.0	
60400-Parcel Negtion	-38,500.00	-38,500.00		-38,500.00	100.0	
60500-Clsng Srvs Fee	-2,200.00	-2,200.00		-2,200.00	100.0	
60600-Apprsal Update	-1,100.00	-1,100.00		-1,100.00	100.0	
TOTALS:	583,760.00	506,941.50	1,643.50	508,585.00	84.6	75,175.00

ORIGINAL CONTRACT SUM	\$	429,600.00
CHANGE BY CHANGE ORDER	\$	154,160.00
CONTRACT SUM TO DATE	\$	583,760.00
TOTAL COMPLETED TO DATE	\$	508,585.00
LESS PREVIOUS INVOICES	\$	506,941.50
CURRENT PAYMENT DUE	\$	1,643.50



PROJECT MANAGER'S SIGNATURE

RODS Surveying, Inc.

6810 Lee Rd., Suite 100
 Spring, Texas 77379
 Phone (281)257-4020
 Fax (281)257-4021

APPROVED

By Robert at 1:13 pm, Jul 31, 2014

L & G Engineers, Inc.
 Attn: Robert Macheska, P.E.
 900 S. Sterward Rd; Ste. 9
 Mission, TX 78572

Invoice No. 13899

Invoice Date: 3/3/2014

Project: FM 1925 (from Kenyon Rd to FM 907 in Hidalgo County)
 WA No. 4 FC 150

Hidalgo County Pct No. 4
 North Alamo Rd Realignment

RODS Project No: 199-20816-004A
 Service Period: 12/16/13 to 3/2/14

Project Stage	Contract Amount	Current Amount As Of 3/2/2014	Sub-Total	Less Previously Invoiced	Total Amount Due For This Period	% Complete 3/2/2014	Remaining Balance
Design Surveys	\$ 26,792.00	\$ -	\$ 26,792.00	\$ 26,792.00	\$ -	100%	\$ -
Supplemental	\$ 8,370.00	\$ 418.50	\$ 8,370.00	\$ 7,951.50	\$ 418.50	100%	\$ -
TOTAL	\$ 35,162.00	\$ 418.50	\$ 35,162.00	\$ 34,743.50	\$ 418.50	100%	\$ -

TOTAL DUE THIS INVOICE: \$ 418.50

EXHIBIT "D-1"
Supplemental No. 3 to Work Authorization No. 1
FEE SCHEDULE - L&G ENGINEERING'S ROW ACQUISITION SERVICES

FM 1925

Limits: Kenyon East to FM 907

The following is an estimated Parcel No. Cost for completing the subject project's Right-of-Way Acquisition Services as outlined in Exhibit B according to the Exhibit D "Fee Schedule" of the contract. The parcels are estimated from the approved Schematic. **The work and payment, for these services will be accomplished by L&G Engineering and approved and paid for by Hidalgo County Pct. 4- on a percent complete basis as approved by Hidalgo County Pct. 4.** L&G Engineering will be completing the work on the approximate schedule provided in Attachment C of this Work Order or as approved by Hidalgo County Pct. 4. The Parcels will be acquired either by completing the entire negotiation of the parcel or by modifying the approved schematic to acquire the parcels. This is a lump sum cost proposal.

WORK AUTHORIZATION NO. 1 & SUPPLEMENTAL NO. 1

TASK	Estimated Number of Parcels	* Project Admin	Title Services Per Parcel	Appraisal Services Per Parcel	Appraisal Review Per Parcel	(*) Appraisal Update	Negotiation Fees Per Parcel	Closing Services		Relocation (Residential/ Business)	Grand Total of Task
								Per Parcel	Per Parcel		
Original Parcels Estimated for FM 1925	15	\$73,500.00	\$600.00	\$2,700.00	\$800.00	\$500.00	\$3,500.00	\$200.00	\$200.00	N/A	
Original Parcels Estimated for N. Alamo Rd.	5	\$24,500.00	\$3,000.00	\$13,500.00	\$4,000.00	500.00	\$17,500.00	\$1,000.00	\$1,000.00	N/A	
Sub Total of Tasks		\$98,000.00	\$12,000.00	\$54,000.00	\$16,000.00	\$2,000.00	\$70,000.00	\$4,000.00	\$4,000.00		\$256,000.00

SUPPLEMENTAL NO. 3 TO WORK AUTHORIZATION NO. 1:

TASK	Estimated Number of Parcels	* Project Admin	Title Services Per Parcel	Appraisal Services Per Parcel	Appraisal Review Per Parcel	(*) Appraisal Update	Negotiation Fees Per Parcel	Closing Services		Relocation (Residential/ Business)	Grand Total of Task
								Per Parcel	Per Parcel		
Revised Parcel Estimate for FM 1925	8	\$73,500.00	\$4,800.00	\$21,600.00	\$6,400.00	\$800.00	\$28,000.00	\$1,600.00	\$1,600.00	N/A	
Revised Parcel Estimate for N. Alamo Rd.	1	\$24,500.00	\$600.00	\$2,700.00	\$800.00	100.00	\$3,500.00	\$200.00	\$200.00	N/A	
Sub Total of Tasks		\$98,000.00	\$5,400.00	\$24,300.00	\$7,200.00	\$900.00	\$31,500.00	\$1,800.00	\$1,800.00		\$86,900.00

REVISED DIFFERENCE IN COST BETWEEN WORK AUTH. NO. 1 / SUPPL. NO. 1 AND SUPPLEMENTAL NO. 3

(*) Appraisal Updates estimated at 20% of 9 parcels at \$500.00 each. *Any condemnation support required will be provided by L&G Engineering as part of the administrative costs.

L&G Consulting Engineers

FM 1925 Project
PO#663995
FC 60400-Parcel Negotiations

Parcel	Initial Offer 60%	Negotiation 25%	15%	Total Billable	Notes	Budget Per Parcel	\$	52,500	46.7%
	\$ 2,100	\$ 875	\$ 525	3,500	*Supplement #3		\$	3,500	
1	2,100	875	525	3,500	*Supplement #3				
2	2,100	875	525	3,500	*Supplement #3				
3	2,100	875	525	3,500	*Supplement #3	Reduction Amount		(24,500)	
4	2,100	875	525	3,500	*Supplement #3	Previous Appl.		-	
5	2,100	875	525	3,500	*Supplement #3	Current Complete	\$	(24,500)	
6	2,100	875	525	3,500	*Supplement #3				
7	2,100	875	525	3,500	*Supplement #3				
8	2,100	875	525	-					
9	2,100	875	525	-					
10	2,100	875	525	-					
11	2,100	875	525	-					
12	2,100	875	525	-					
13	2,100	875	525	-					
14	2,100	875	525	-					
15	2,100	875	525	-					
	31,500	13,125	7,875	24,500					

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Parcel	Initial Offer 60%	Negotiation 25%	15%	Total Billable	Notes	Budget Per Parcel	\$	17,500	80.0%
	\$ 2,100	\$ 875	\$ 525	3,500			\$	3,500	
1	2,100	875	525	3,500	*Supplement #3				
2	2,100	875	525	3,500	*Supplement #3				
3	2,100	875	525	3,500	*Supplement #3				
4	2,100	875	525	3,500	*Supplement #3				
5	2,100	875	525	-		Reduction Amount		(14,000)	
	10,500	4,375	2,625	14,000		Previous Appl.		-	
						Current Complete	\$	(14,000)	

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* Supplemental #3 Reduces Parcel by 11

